

Home 2 Sell

Quality Service For Less



73 Washford Road

Hilton, DE65 5HN

£360,000



Home2Sell are delighted to offer For Sale this well presented four bedroom detached house located in the popular and sought after village of Hilton. Located within easy access of nearby shops and services, having excellent access to the A50 and A38 making this village perfect for commuting to Derby, Nottingham, Stoke, the M1 and M6. plus being within the John Port catchment area. An internal inspection will reveal an entrance hall with guest cloakroom, living room, separate dining room, fitted dining kitchen and a large conservatory with a glass roof. To the first floor the principle bedroom has fitted wardrobes and an en suite shower room. The second and third bedrooms also have fitted wardrobes, there is a fourth bedroom and a family bathroom. Outside there is a very pleasant rear garden benefiting from a good degree of privacy. Driveway parking and a garage. Early viewing is advised to fully appreciate the property.



### Entrance Hall

Having a double glazed composite entrance door, doors to all the principle ground floor rooms and the integral garage. Stairs rising to the first floor having storage space below. Two ceiling lights, radiator and a broadband socket.

### Guest WC

Appointed with a low flushing WC and vanity wash hand basin with mixer tap. Opaque UPVC double glazed window to the side elevation, ceiling light and a radiator.

### Dining Room

9'6" x 9'11" max (2.92m x 3.03m max)

Separate dining room having a UPVC double glazed window to the front elevation, ceiling light and a radiator.

### Living Room

12'1" x 15'5" (3.70m x 4.70m)

A good size living room having two ceiling lights, two radiators and UPVC double glazed doors opening to the conservatory

### Conservatory

12'10" x 15'1" (3.92m x 4.62m)

A large conservatory with a glass roof making the conservatory a valuable addition to the living space with roof lights and an electric radiator. Double doors opening to the rear garden patio.

### Kitchen

14'3" x 8'2" (4.36m x 2.49m)

Modern fitted kitchen appointed with matching wall and base units having roll edge work tops. Integral four ring gas hob having an extractor hood above

and an electric fan assisted oven below. Inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Spaces for a dishwasher, fridge and washing machine. UPVC double glazed windows to the side and rear elevations and a double glazed composite side entrance door. Two ceiling lights and a radiator.

### Stairs and Landing

Having an airing/storage cupboard, ceiling light, radiator and the loft access hatch. The loft has a ladder, light and is part boarded for storage.

### Bedroom One

13'1" x 12'5" (4.00m x 3.79m)

Having a range of recessed fitted wardrobes, a UPVC double glazed window to the front elevation, ceiling light and a radiator.

### En Suite

Appointed with a low flushing WC, a pedestal wash hand basin with mixer tap and a corner shower enclosure having a fixed monsoon head and a separate detachable rinser. Complementary tiling to the splash back areas, an extractor fan, chromed ladder style radiator, twin electric shaver socket and an opaque UPVC double glazed window to the front elevation.

### Bedroom Two

10'2" x 9'1" (3.11m x 2.77m)

The second double bedroom has fitted recessed wardrobes, a UPVC double glazed window to the rear elevation, ceiling light and a radiator.

### Bedroom Three

11'1" x 8'0" (3.38m x 2.44m)

The third double bedroom has fitted recessed wardrobe, UPVC double glazed window to the front elevation, ceiling light and a radiator.

### Bedroom Four

8'4" x 6'6" (2.55m x 1.99m)

The fourth well proportioned bedroom has a UPVC double glazed window to the rear garden, ceiling light and a radiator.

### Bathroom

6'11" x 8'9" (2.11m x 2.68m)

Appointed with a low flushing WC, a vanity wash hand basin with mixer tap and a paneled side bath with mixer tap with a shower attachment. Complementary tiling to the splash back areas, an extractor fan, ceiling light, radiator and an opaque UPVC double glazed window to the rear elevation.

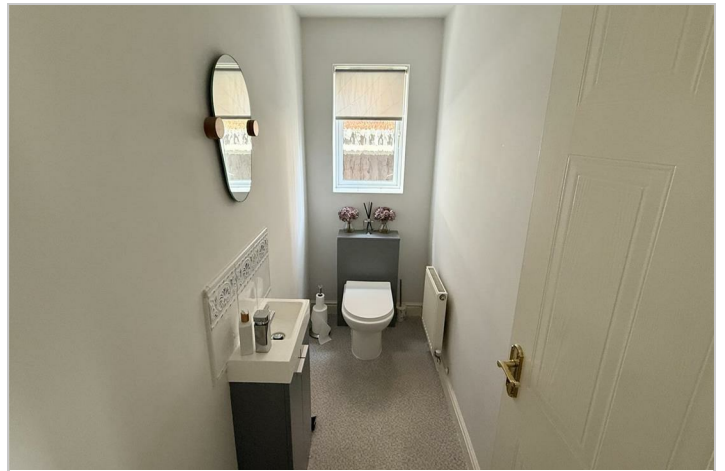
### Outside

To the front of the property is driveway parking for two vehicles, a lawn, arched storm porch with light, and gates giving access to both sides of the property leading to the rear garden. The rear garden

benefits from a good degree of privacy and has a paved path and patio seating area, security flood light and an outside tap.

### Garage

Up and over front door, power, light and an internal door giving access to the house via the entrance hall.



## Road Map



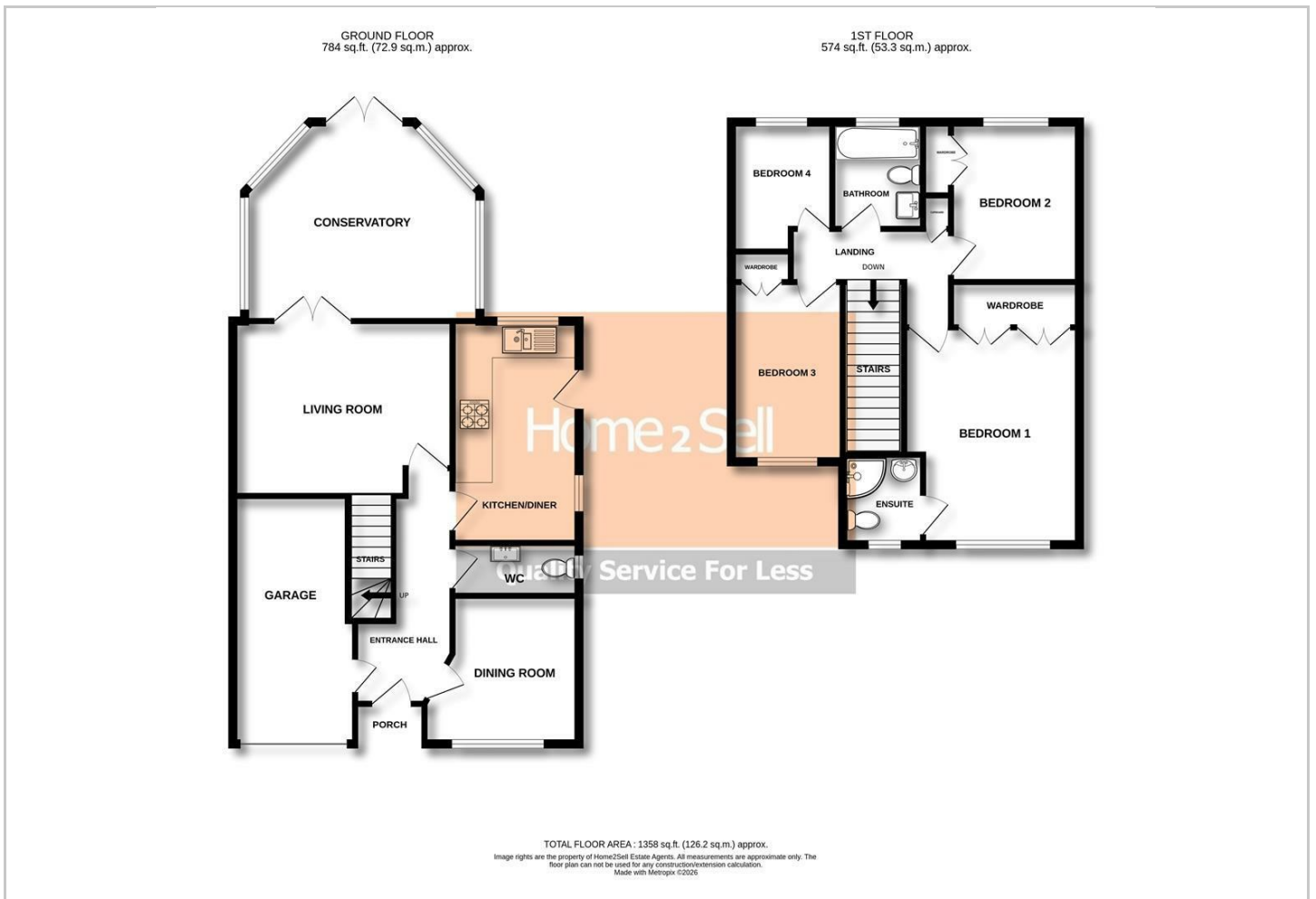
## Hybrid Map



## Terrain Map



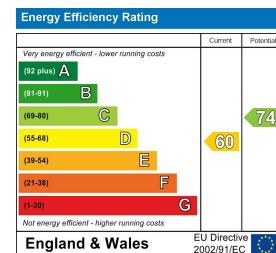
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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